



COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

17555 Peak Avenue Morgan Hill CA 95037 (408) 779-7247 Fax (408) 779-7236

ARCHITECTURAL REVIEW BOARD MEETING MINUTES

REGULAR MEETING

DECEMBER 5, 2002

PRESENT: Fruit, Kennett, Martin, Pyle

ABSENT: None

LATE: None

STAFF: Senior Planner (SP) Linder, and Associate Planner (AP) Tolentino

REGULAR MEETING

Chair Kennett called the meeting to order at 7:00 p.m.

DECLARATION OF POSTING OF AGENDA

SP Linder certified that the meeting's agenda was duly noticed and posted in accordance with Government Code Section 54954.2.

OPPORTUNITY FOR PUBLIC COMMENT

Chair Kennett opened/closed the public hearing.

OLD BUSINESS:

1. **SITE REVIEW, SR-01-02: CONDIT-PATEL:** A request for approval of site, architectural, and landscaping plans to build a two-story building with an arcade, restaurant, and 18-hole miniature golf course on 1.6 acres on Condit Rd., between East Dunne Ave. and Tennant Ave., in a Planned Unit Development (PUD).

BOARD MEMBERS MARTIN/PYLE MOTIONED TO APPROVE RESOLUTION NO. 02-025, WITH THE CONDITION THAT THE STONE MATERIAL BE CHANGED TO A "CULTURE STONE" PRODUCT, SPECIFICALLY, THE "LEDGE STONE" VARIETY. STRIKE THE CONDITIONS REQUIRING THE ROOF OVERHANG (X 11 & X 26) AND WROUGHT IRON DETAILS (X 38), AND MODIFY CONDITION X 23 TO SPECIFY THE

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MAIN DOORWAYS ARE TO BE RECESSED, BUT THE NON-VISIBLE DOORS DO NOT HAVE TO BE RECESSED.

THE MOTION PASSED BY THE FOLLOWING VOTE:

_____	AYES:	FRUIT, KENNETT, MARTIN, PYLE
	NOES:	NONE
	ABSTAIN:	NONE
	ABSENT:	NONE

NEW BUSINESS:

2. **SITE REVIEW AMENDMENT, SR-00-33: MONTEREY-CORNEJO:** A request to amend the approved landscape plan for a 3,516-sf professional office development located at 16270 Monterey Rd.

BY MINUTE ACTION, THE BOARD UNANIMOUSLY APPROVED THE REVISED BUILDING ELEVATIONS AS PROPOSED AND THE AMENDED LANDSCAPE PLAN, SUBJECT TO THE INCORPORATION OF STAFF'S RECOMMENDATION OF TIGHTER SPACING OF SHRUBS ON MONTEREY RD., ELIMINATION OF GROUND COVER IN THE SMALLER/NARROWER SHRUB PLANTERS, AND THE USE OF THE PLATANUS ACERIFOLIA AS THE STREET TREE ON MONTEREY RD.

3. **SITE REVIEW, SR-02-05: VINEYARD-NICHOLSON VI:** A request for site, landscape and architectural plan approval for the construction of a 19,933-sf light industrial building on a 1.34-acre site. The subject site is located at 16250 Vineyard Blvd. in the ML, Light Industrial zoning district.

BOARD MEMBERS FRUIT/MARTIN MOTIONED TO APPROVE THE MITIGATED NEGATIVE DECLARATION AS PROPOSED.

THE MOTION PASSED BY THE FOLLOWING VOTE:

_____	AYES:	FRUIT, KENNETT, MARTIN, PYLE
	NOES:	NONE
	ABSTAIN:	NONE
	ABSENT:	NONE

BOARD MEMBERS MARTIN/FRUIT MOTIONED TO APPROVE RESOLUTION NO. 02-026, WITH THE CONDITION THAT THE APPLICANT CONSIDER THE SUBSTITUTION/INCORPORATION OF HARDER MORE FROST TOLERANT SHRUBS.

THE MOTION PASSED BY THE FOLLOWING VOTE:

_____	AYES:	FRUIT, KENNETT, MARTIN, PYLE
	NOES:	NONE
	ABSTAIN:	NONE
	ABSENT:	NONE

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4. This item was taken out of order.

- 5. SITE REVIEW AMENDMENT, SRA-01-14: MALAGUERRA-MANCIAS:** A request to amend the approved landscape plan for a 15-lot subdivision located off Malaguerra Rd., just north of Sullivan Ct.

BOARD MEMBER MARTIN STEPPED DOWN FOR THIS ITEM.

BOARD MEMBERS FRUIT/PYLE MOTIONED TO APPROVE RESOLUTION NO. 02-028, APPROVING THE REVISED LANDSCAPE PLAN WITH THE REQUIREMENT THAT THE WALL BE MOVED CLOSE TO THE EDGE OF THE STREET AND COBBLE WITH SOME KIND OF WEED BARRIER BE PLACED BETWEEN THE WALL AND EDGE OF PAVEMENT.

THE MOTION PASSED BY THE FOLLOWING VOTE:

AYES:	FRUIT, KENNETT, PYLE
NOES:	NONE
ABSTAIN:	NONE
ABSENT:	MARTIN

- 6. SITE REVIEW AMENDMENT, SRA-01-26/SRA 01-27: LLAGAS-DELCO/DIVIDEND:** A request to amend the approved architectural plans for the Monte Villa and Twin Oaks projects located on a 25.6 acre site on the south side of Llagas Rd., approximately 350 ft. west of the Llagas/Hale Ave. intersection.

BOARD MEMBER MARTIN STEPPED DOWN FOR THIS ITEM.

BOARD MEMBERS PYLE/FRUIT MOTIONED TO APPROVE RESOLUTION NO. 02-027 AS PROPOSED.

THE MOTION PASSED BY THE FOLLOWING VOTE:

AYES:	FRUIT, KENNETT, PYLE
NOES:	NONE
ABSTAIN:	NONE
ABSENT:	MARTIN

BOARD MEMBERS PYLE/FRUIT MOTIONED TO APPROVE RESOLUTION NO. 02-029, WITH THE ADDITION OF THE FOLLOWING CONDITIONS: 1) THE STONE VENEER ON PLAN 3 SHOULD BE REDUCED TO A WAINSCOT HEIGHT AND INCORPORATE STONE VENEER IN OTHER AREAS, SUCH AS GARAGE CORNERS. 2) WORK WITH BUILDING OFFICIAL AND DEPARTMENT OF REAL ESTATE TO RETAIN SINGLE-FAMILY DETACHED STATUS OF ATTACHED HOMES. SUBSTITUTION OK IF NECESSARY. 3) WORK WITH STAFF REGARDING THE LEVEL OF DETAIL NECESSARY FOR ELEVATIONS VISIBLE FROM PUBLIC RIGHTS-OF-WAY. 4) ELIMINATE STONE VENEER AROUND GARAGE ON PLAN FIVE. AND 5) PROJECT SOUND WALL SHALL BE THE SAME STYLE\COLOR OF COYOTE ESTATES.

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THE MOTION PASSED BY THE FOLLOWING VOTE:

_____	AYES:	FRUIT, KENNETT, PYLE
	NOES:	NONE
	ABSTAIN:	NONE
	ABSENT:	MARTIN

7. **SITE REVIEW, SR-02-19: DEPOT-THE GRAINERY:** A request for preliminary review of site and architectural plans for a remodel and conversion of the former Isaacson Grains building to a commercial office building. The project is located at 17500 Depot Street in the CC-R, Central Commercial Residential District.

THE BOARD WAS RECEPTIVE TO MR. WESTON'S IDEA FOR THE REUSE OF THE ISSACSON GRAIN BUILDING. THEY THOUGHT THE REFACE OF THE BUILDING WITH CORRUGATED METAL AND PORCH DETAIL AS PRESENTED, WERE FINE AND THEY LOOK FORWARD TO REVIEWING HIS COMPLETE SITE REVIEW APPLICATION.

OTHER BUSINESS:

8. **REVIEW OF THE PRELIMINARY DRAFT OF THE ARCHITECTURAL REVIEW HANDBOOK** - No discussion.

ANNOUNCEMENTS: Discuss starting time of Dec. 19th Meeting. **Board tentatively agreed to meet at 4:00 on Thursday Dec. 19th.**

ADJOURNMENT: There being no further business, Chair Kennett adjourned the meeting at 9:15 p.m.

MINUTES PREPARED BY:

TERRY LINDER